

**TOWN OF SCITUATE  
ZONING BOARD OF APPEALS  
PUBLIC HEARING NOTICE  
AMENDED  
May 19, 2016**

TOWN OF SCITUATE  
TOWN CLERK  
MAY 13 AM 9:58

RECEIVED

**The Scituate Zoning Board of Appeals** will hold a public hearing in the Selectmen's Hearing room in the Scituate Town Hall located at 600 Chief Justice Cushing Highway on **Thursday, May 19, 2016 at 7:00 P.M.** to consider the following requests:

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**I. MEETING CALLED TO ORDER**

**II. APPLICATIONS TO BE HEARD:**

**First Application: Stockbridge Properties, LLC of 41 Cavanaugh Road, Scituate, MA** requests a finding under 810.3 of the Scituate Zoning Bylaw and/or a Finding/ Special Permit under M.G.L. Chapter 40A, Section 6 to allow an office addition on an existing pre-existing, nonconforming building and use at **108 Stockbridge Road, Scituate, MA (Assessor's Map 54, Block 2, Parcel 25 & 26).**

**Second Application: George Egan of 131 Glades Road, Scituate, MA** requests a M.G.L. Chapter 40A, Section 6 Finding/ Special Permit to extend a nonconforming rear yard setback by adding a second floor to the existing dwelling staying within the existing footprint. The property is located at **131 Glades Road, Scituate, MA (Assessor's Map 5, Block 3, Parcel 49).**

**Third Application: (Continued from April 21, 2016) Jonathan Aprea of 23 Shipyard Drive, Hingham, MA** requests a M.G.L. Chapter 40A, Section 6 Finding/ Special Permit on behalf of John M. Creedon to raze a single story non-conforming garage and construct a two story garage in a larger footprint keeping the same non-conforming setbacks. The property is located at **4 Grasshopper Lane, Scituate, MA (Assessor's Map 7, Block 7, Parcel 2).**

**Fourth Application: (Continued from April 21, 2016) Kenton L. Bongarzone of 17 Gates Circle, Scituate, MA** requests a Special Permit/ Finding in accordance with Scituate Zoning Bylaw Sections 810, 820 and M. G. L. Chapter 40A, Section 6 to permit the extension, alteration and/ or intensification of a pre-existing non-conforming use and structure at **5 Williamsburg Lane, Scituate, MA (Assessor's Map 37, Block 2, Parcel 4A).**

**Fifth Application: (Continued from April 21, 2016) David Comeau of 6619 S. Dixie Hwy-Unit 376, Miami, FL** requests a Flood Plain Special Permit under section 470.6F and a Finding/Special Permit or Variance under M.G.L. Chapter 40A, Section 6 and 10 to raze and reconstruct non-conforming single family dwelling adding more than 20% to existing gross floor plan located at **169 Jericho Road, Scituate, MA (Assessor's Map 46, Block 14, Parcel 10).**

**Request for Modification of Comprehensive Permit- Stockbridge Woods: Stockbridge II Realty Trust** requests a modification to the Comprehensive Permit. The primary changes are to allow (1) the transfer of the Comprehensive Permit to the new buyer by allowing the permit to be sold to Scituate Stockbridge Woods, LLC (2) make some non-material changes to the provisions of the agreement to reflect more typical construction conditions and requirements for the Stockbridge Woods project located off Stockbridge Road, Scituate, MA.

**Request for Modification of Comprehensive Permit- Walden Woods LLC: Walden Woods LLC** requests a modification to the Comprehensive Permit for the development known as Walden Woods to allow for a modification to the width of the sidewalk from Tilden Rd. to Hazel Ave., a revision to the Cape Cod berm and the addition of nine (9) additional parking spaces for visitors within the green area between units #25 and #26. The project is located off Stenbeck Place, Scituate, MA.

**III. APPROVAL OF MINUTES**

**IV. ADJOURNMENT**

Sara Trezise, Chairman  
Scituate Zoning Board of Appeals